

CASE # C15-2013-0045

ROW # ROW-10927003

TP-020103114  
0

CITY OF AUSTIN  
APPLICATION TO BOARD OF ADJUSTMENT  
GENERAL VARIANCE/PARKING VARIANCE

**WARNING: Filing of this appeal stops all affected construction activity.**

**PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.**

STREET ADDRESS: 608 Academy Dr

LEGAL DESCRIPTION: Subdivision – LOT 12A WOODLAWN ADDN

I/We David Cancialosi c/o Permit Partners LLC on behalf of myself/ourselves as authorized agent for

4-8  
Rip Esselstyn \_\_\_\_\_ affirm that on March 1, 2013,

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

  X   ERECT    ATTACH    COMPLETE    REMODEL   

in a                     SF-3 NCCD                     district.

Renew variance C15-2009-0133 to decrease street side setback from 15' to 5'2".

**NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.**

**VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):**

**REASONABLE USE:**

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

Due to the orientation of the lot at the end of the street, the street side setback's property line's closest adjacent property is the IH-35 South frontage road. The side street is not directly adjacent to the property but over 75' away from property lines where the deck and porch enclosure is desired.

**HARDSHIP:**

2. (a) The hardship for which the variance is requested is unique to the property in that:

The location and configuration of the existing house makes the proposed additions / enclosures on the existing non-complying portions of the house extremely difficult to comply with SF-3 setback requirements.

- 
- (b) The hardship is not general to the area in which the property is located because:

The lot is unique in shape and configuration. The large amounts of existing non-complying portions of the house are unusual. There are no neighbors adjacent to the setback and there is a large buffer of land between the street and the property.

**AREA CHARACTER:**

- 
- 
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

There are no neighbors on the north side of the house, where the variance is requested. The addition will face Riverside Drive. There is a large buffer of city owned land with substantial vegetation between the residence and the street.

**PARKING:** (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:
  
  
  
  
  
  
  
  
  
  
2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:
  
  
  
  
  
  
  
  
  
  
3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:
  
  
  
  
  
  
  
  
  
  
4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

**NOTE:** The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

**APPLICANT CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed \_David Cancialosi c/o Permit Partners LLC  
7105 Barnsdale Way Austin Texas 78745

Printed David Cancialosi  
Phone 512-799-2401  
Date March 1 2013

**OWNERS CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Richard Esselstyn  
608 Academy Austin Texas 78704

Printed Richard Esselstyn  
Date March 1 2013

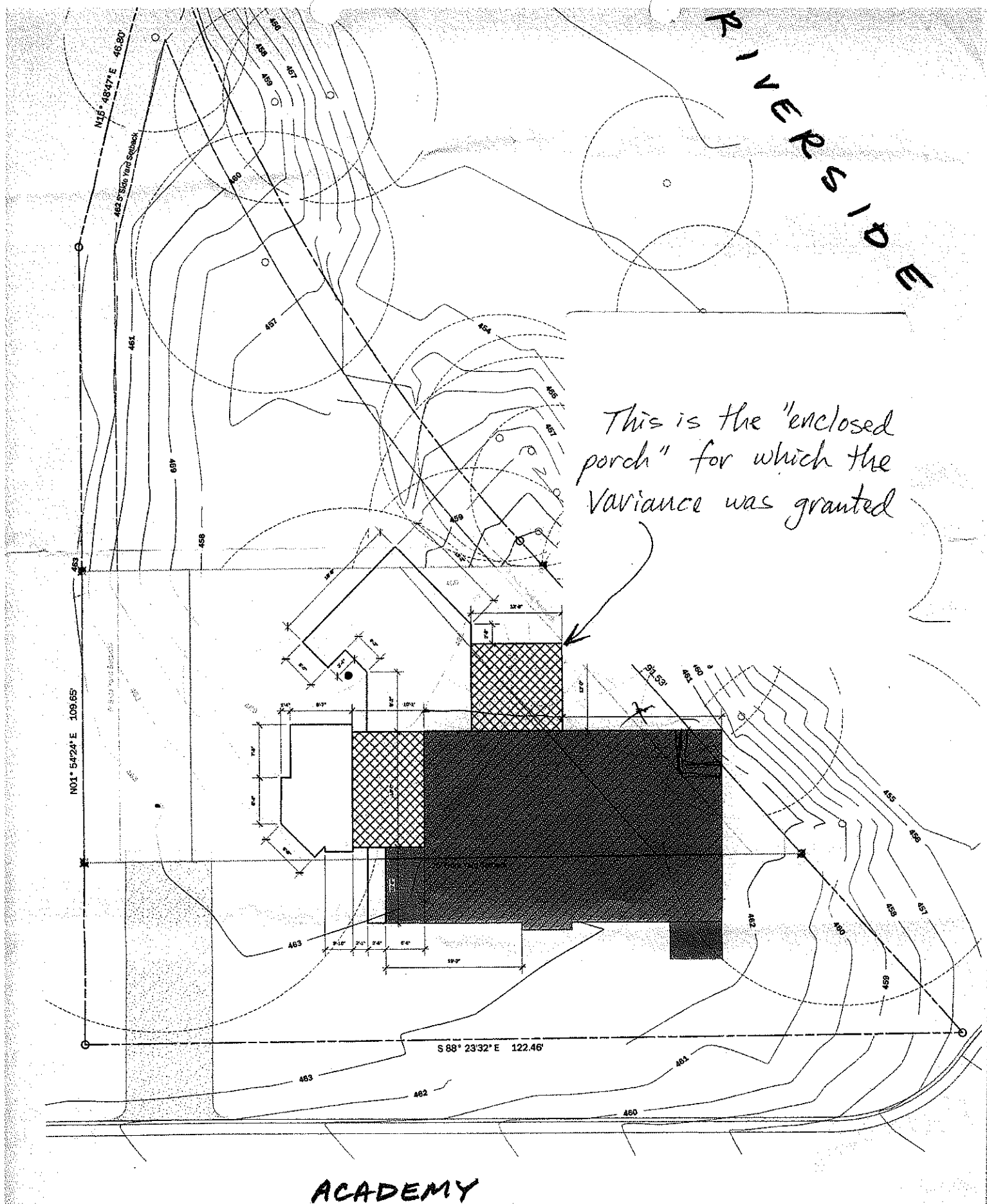
## **GENERAL INFORMATION FOR SUBMITTAL OF A VARIANCE REQUEST TO THE BOARD OF ADJUSTMENT**

(The following is intended to provide assistance in explaining the variance process. These suggestions are not intended to be a complete or exhaustive guide in assisting you through this process.)

### **VARIANCE REQUIREMENTS:**

#### **General Requirements:**

- A. A variance may be granted if, because of special circumstances of a property, the strict application of the L and Development Code regulations deprives the property owner of privileges that are enjoyed by another person who owns property in the area that has the same zoning designation as the property for which the variance is requested.
- B. A variance to a regulation may not grant special privileges that are inconsistent with the limitations on other properties in the area or in the district in which the property is located.



AE APPROVED





OCT 12 2010

285-204

JGM

All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.

#### Site Plan Legend

-  footprint of new covered construction
-  footprint of new deck construction
-  footprint covered existing construction
-  footprint of existing deck construction

property line

setback line



1 Zoning Diagram  
A0.1 scale: 1/8"=1'-0"

#### Building and Zoning Information

(calculations provided are based on Owner provided site information)

Zoning: SF-3-MDCC-NP

Architectural Code: 2008 International Residential Code for One- & Two-Family Dwellings  
(verify additional adopted codes with all governing jurisdictions)

Use: Single Family Residence

Total Lot Area: 8,026 sf

#### Square Footage Totals:

conditioned space:	
a. existing/renovated construction - first floor	1,104 sf
b.	0 sf
c.	0 sf
total: 1,104 sf	
non-air conditioned space:	
d. existing construction	0 sf
e. New construction - covered decks and porches	313 sf
f.	0 sf
g.	0 sf
total: 313 sf	
other (gross unless noted otherwise):	
h. existing construction - driveway	449 sf
i. existing construction - noncovered decks	98 sf
j. new construction - noncovered decks	552 sf
k. a/c pad(s)	9 sf
l.	0 sf
m.	0 sf
n.	0 sf
total: 1,108 sf	

Building Height: actual building height 18 ft  
maximum building height 30 ft

Gross Floor Area: proposed gross floor area (a) 1,104 sf  
floor to area ratio (FAR) 0.13  
maximum allowable FAR: 0.40

#### Impervious & Building Coverage Calculations:

proposed building coverage:	
building coverage (a + d + e)	1,417 sf
percentage of lot size:	16%
maximum allowable building coverage:	40%
proposed impervious coverage:	
building coverage (a + d + e)	1,417 sf
driveway surface, walkways, and other imp. surfaces (b)	458 sf
semi-permeable decks and surfaces (f) (x 50%)	275 sf
total: 2,150 sf	
percentage of lot size:	27%
maximum allowable impervious coverage:	46%

Project Title  
**Kolasinski Esselstyn  
Residence**  
additions and Improvements

608 Academy Drive  
Austin, Texas 78704

**CF** architecture

Christopher T. Cobb, AIA  
Kelly W. Foster, AIA  
2830 East MLK Jr. Blvd  
Suite 101  
Austin, Texas 78702  
612.482.3399

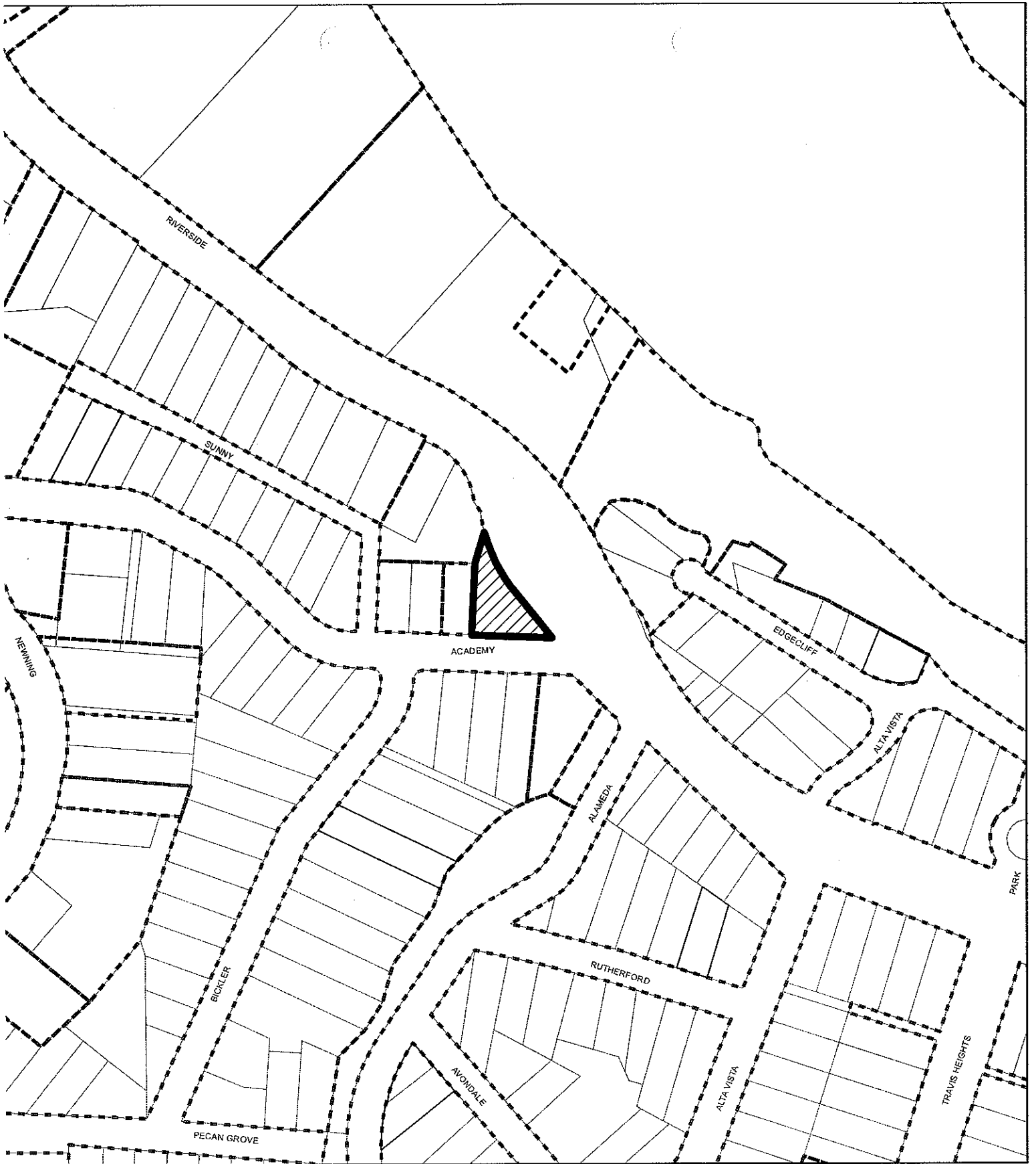
Sheet Title  
**Site Plan**

Drawing Issue	
Date	Description
1	
2	
3	
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10	

© 2007 CF architecture PLLC

Drawing Number

**A0.1**



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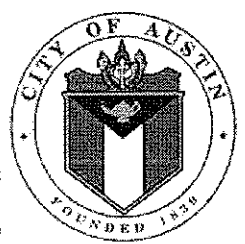
SUBJECT TRACT

ZONING BOUNDARY

CASE#:C15-2013-0045  
LOCATION:608 ACADEMY DR

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



**CITY OF AUSTIN**  
**Board of Adjustment/Sign Review Board**  
**Decision Sheet**

**DATE:** Monday, November 9, 2009

**CASE NUMBER:** C15-2009-0133

\_\_\_\_y\_\_\_\_ Jeff Jack  
\_\_\_\_y\_\_\_\_ Michael Von Ohlen **2<sup>nd</sup> the Motion**  
\_\_\_\_y\_\_\_\_ Nora Salinas  
\_\_\_\_y\_\_\_\_ Bryan King **Motion to Grant**  
\_\_\_\_y\_\_\_\_ Leane Heldenfels, Chairman  
\_\_\_\_y\_\_\_\_ Clarke Hammond, Vice Chairman  
\_\_\_\_y\_\_\_\_ Heidi Goebel

**APPLICANT:** Chris Cobb

**OWNER:** Richard Van Esselstyn

**ADDRESS:** 608 ACADEMY DR

**VARIANCE REQUESTED:** The applicant has requested a variance to decrease the minimum side street setback requirement of Section 25-2-492 (D) from 15 feet to 5 feet 2 inches in order to attach a deck and enclosed porch to an existing single-family residence in an "SF-3-NCCD-NP", Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district.

**BOARD'S DECISION:** Motion to Grant by board member King, seconded by board member Von Ohlen, Vote 7-0; **GRANTED.**

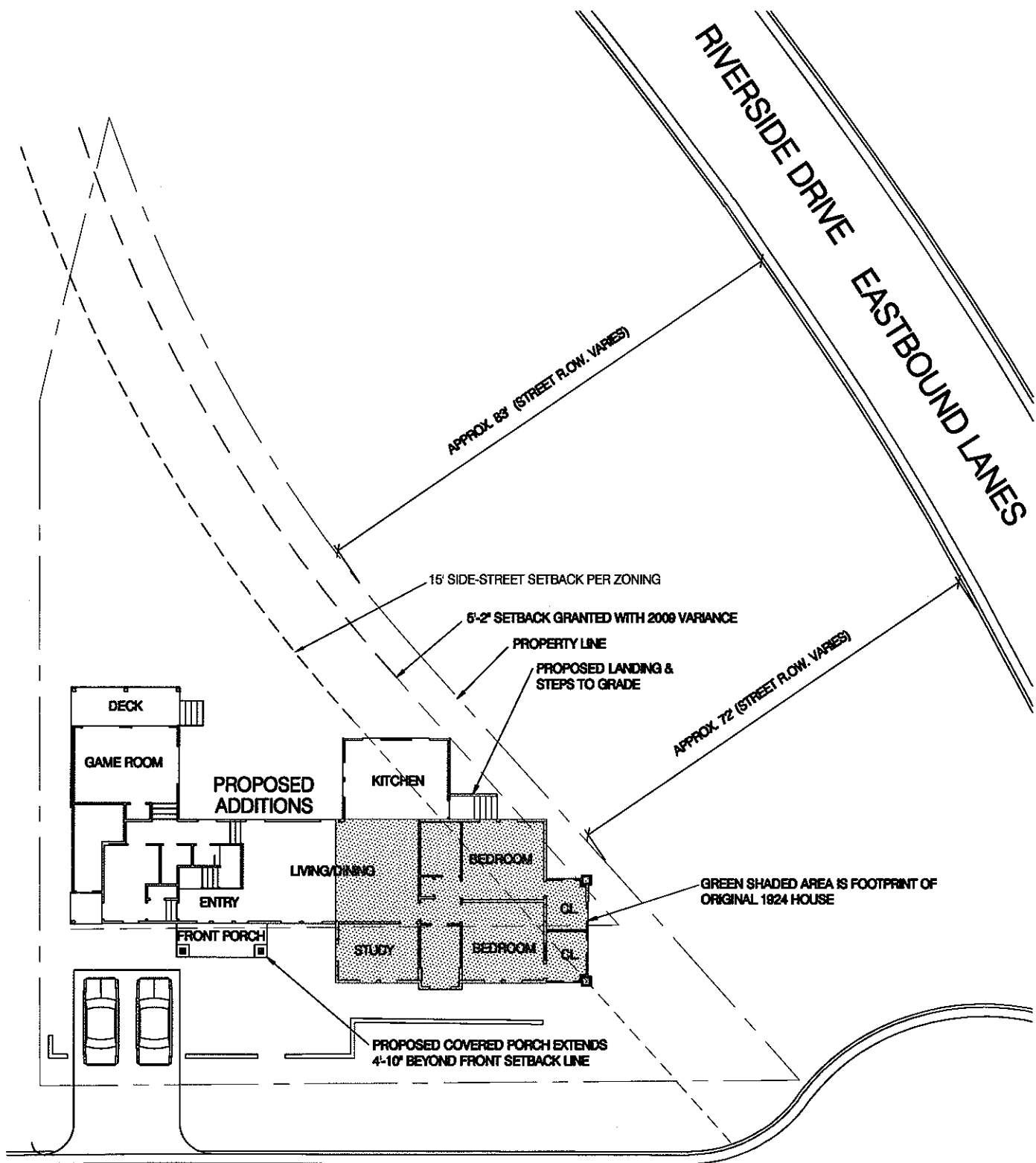
**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: street is not directly adjacent to the property but over 75 feet away from property lines where addition is desired
2. (a) The hardship for which the variance is requested is unique to the property in that: location and configuration of the existing house makes the addition to the non complying portions of the house extremely difficult to comply with the setback requirements. Unique shape lot converted to cul de sac.  
  
(b) The hardship is not general to the area in which the property is located because: lot is unique in shape and configuration and the large amounts of existing non complying portions of the house are unusual. There are no neighbors adjacent to setback and a large buffer of land between street and property
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: there are no neighbors on the north side of house where variance is requested, the addition would face Riverside Drive, there is a large buffer of city owned land with lots of vegetation between residence and the street

  
Susan Walker  
Executive Liaison

  
Leane Heldenfels  
Chairman





PROPOSED - 608 ACADEMY

Ramirez, Diana

015-2013-0045

**From:** davidcancialosi@gmail.com on behalf of David Cancialosi <~~XXXXXXXXXXXX@permitpartners.com~~>  
**Sent:** Monday, April 15, 2013 7:17 PM  
**To:** Walker, Susan; Ramirez, Diana  
**Subject:** 608 academy BOA documents  
**Attachments:** 608 academy 2009 BP porch enclosure and deck.pdf; BOA APP owners signature page 8400 Long Canyon June hearing.pdf

Please add as back up to the existing application on file.

Thank you.

--  
Sincerely,  
David C. Cancialosi  
Permit Partners, LLC  
512-799-2401 c  
512-373-8846 f  
~~XXXXXXXXXXXX@permitpartners.com~~

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## CITY OF AUSTIN

## RESIDENTIAL PERMIT APPLICATION "A"

BP Number 09-023622-R

Building Permit No. \_\_\_\_\_

Plat No. \_\_\_\_\_

Date 3.9.9Reviewer Ryan DiebelMikulenko

## PRIMARY PROJECT DATA

Service Address 608 Academy Tax Parcel No. \_\_\_\_\_

Legal Description

Lot 12A Block \_\_\_\_\_ Subdivision Woodlawn Section \_\_\_\_\_ Phase \_\_\_\_\_

If in a Planned Unit Development, provide Name and Case No. \_\_\_\_\_

(attach final approved copies of subdivision and site plan)

If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.

Description of Work

☐ New Residence☐ Duplex☐ Garage ☐ attached ☐ detached☐ Carport ☐ attached ☐ detached☐ Pool☒ Remodel (specify) Enclose existing covered☒ Addition (specify) Wood deck porch, add island and cabinets to Kitchen.☐ Other (specify) \_\_\_\_\_Zoning (e.g. SF-1, SF-2...) SF3-NP NCCP- Height of Principal building \_\_\_\_\_ ft. # of floors 1 Height of Other structure(s) \_\_\_\_\_ ft. # of floors \_\_\_\_\_- Does this site currently have water and wastewater availability? ☒ Yes ☐ No. If no, please contact the Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.- Does this site have a septic system? ☐ Yes ☒ No. If yes, for all sites requiring a septic field you must obtain an approved septic permit prior to a zoning review.Does this site have a Board of Adjustment ruling? ☐ Yes ☒ No If yes, attach the B.O.A. documentationWill this development require a cut and fill in excess of 4 feet? ☐ Yes ☒ NoDoes this site front a paved street? ☒ Yes ☐ No A paved alley? ☐ Yes ☒ NoIs this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? ☒ Yes ☐ NoVALUATIONS FOR  
REMODELS ONLY

Building \$ 11,500  
 Electrical \$ 500  
 Mechanical \$ 250  
 Plumbing \$ 3750  
 Driveway/  
 Sidewalk \$ \_\_\_\_\_  
 TOTAL \$ 7,500  
 (labor and materials)

6000VALUATIONS FOR NEW CONSTRUCTION  
OR ADDITIONS ONLY

Lot Size 9,100 sq.ft.  
 Job Valuation - Principal Building \$ 7,500  
 (Labor and materials)  
 Job Valuation - Other Structure(s) \$ 1,500  
 (Labor and materials)

TOTAL JOB VALUATION  
(sum of remodels and additions)

\$ 7,500.00  
 (Labor and materials)

## PERMIT FEES

(For office use only)

	NEW/ADDITIONS	REMODELS
Building	\$ <u>97-</u>	\$ _____
Electrical	\$ <u>23-</u>	\$ _____
Mechanical	\$ <u>23-</u>	\$ _____
Plumbing	\$ <u>29-</u>	\$ _____
Driveway & Sidewalk	\$ _____	\$ _____
TOTAL	\$ _____	\$ _____

## OWNER / BUILDER INFORMATION

OWNER	Name <u>Richard Van Esselstyn / Jill Kolasinski</u>	Telephone (h) <u>512-442-0105</u>
BUILDER	Company Name <u>Self Richard Van Esselstyn</u>	Telephone (w) <u>512-784-2930</u> *
DRIVEWAY/ SIDEWALK	Contact/Applicant's Name _____	Pager _____
	Contractor _____	FAX _____
CERTIFICATE OF OCCUPANCY	Name _____	Telephone _____
	Address _____	City _____ ST _____ ZIP _____

If you would like to be notified when your application is approved, please select the method:

☒ telephone☐ e-mail: \_\_\_\_\_You may check the status of this application at [www.ci.austin.tx.us/development/pierivr.htm](http://www.ci.austin.tx.us/development/pierivr.htm)

**CITY OF AUSTIN  
RESIDENTIAL PERMIT APPLICATION "B"**

**CITY OF AUSTIN  
RESIDENTIAL PERMIT APPLICATION**

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

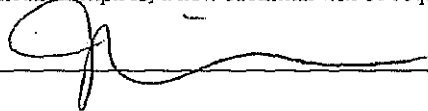
I understand that nothing may be built upon or over an easement. I further understand that no portion of any roof structure may overhang in any public utility or drainage easement.

I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required.

APPLICANT'S SIGNATURE



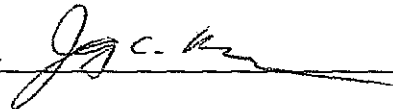
DATE

3/9/09

HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction)

Rejection Notes/Additional Comments (for office use only):

3/10/09 NO FLOODPLAIN ISSUES.



Service Address

Applicant's Signature

Date

**CITY OF AUSTIN**  
**RESIDENTIAL PERMIT APPLICATION "C"**

LS: 9100

**BUILDING COVERAGE**

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

	Existing		New / Addition	
a. 1 <sup>st</sup> floor conditioned area	964	sq.ft.		sq.ft.
b. 2 <sup>nd</sup> floor conditioned area	850	sq.ft.		sq.ft.
c. 3 <sup>rd</sup> floor conditioned area		sq.ft.		sq.ft.
d. Basement		sq.ft.		sq.ft.
e. Garage / Carport		sq.ft.		sq.ft.
attached		sq.ft.		sq.ft.
<del>detached</del>		sq.ft.		sq.ft.
f. Wood decks [must be counted at 100%]	277	sq.ft.	156	sq.ft.
g. Breezeways	300	sq.ft.	400	sq.ft.
h. Covered patios		sq.ft.		sq.ft.
i. Covered porches	200	sq.ft.		sq.ft.
j. Balconies		sq.ft.		sq.ft.
k. Swimming pool(s) [pool surface area(s)]		sq.ft.		sq.ft.
l. Other building or covered area(s)		sq.ft.		sq.ft.
Specify _____				

**TOTAL BUILDING AREA** (add a. through l.)

1242  
 1350 sq.ft. 156  
 400 sq.ft.

**TOTAL BUILDING COVERAGE ON LOT** (subtract, if applicable, b., c., d., k. and f. if uncovered)

1242  
 1350 sq.ft.  
 19.2 % of lot  
 13.6

**IMPERVIOUS COVERAGE**

3640

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

a. Total building coverage on lot (see above)	1242	sq.ft.
b. Driveway area on private property	1350	sq.ft.
c. Sidewalk / walkways on private property		sq.ft.
d. Uncovered patios		sq.ft.
e. Uncovered wood decks [may be counted at 50%]	78	sq.ft.
f. Air conditioner pads	25	sq.ft.
g. Concrete decks		sq.ft.
h. Other (specify) _____		sq.ft.

**TOTAL IMPERVIOUS COVERAGE** (add a. through h.)

1315  
 1575 sq.ft.  
 17.3 % of lot  
 14.7

4055

**CITY OF AUSTIN  
RESIDENTIAL PERMIT APPLICATION "D"  
FLOOR AREA RATIO INFORMATION**

TO BE COMPLETED FOR ALL PROPERTIES LOCATED WITHIN THE RESIDENTIAL DESIGN AND COMPATIBILITY  
STANDARDS ORDINANCE BOUNDARY AREA.

Service Address 608 Academy Drive

Applicant's Signature [Signature]

Date 3/9/09

**GROSS FLOOR AREA AND FLOOR AREA RATIO as defined in the Austin Zoning Code.**

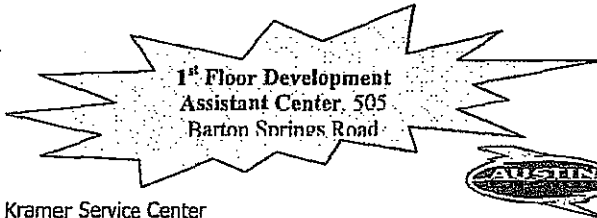
	<u>Existing</u>	<u>New / Addition</u>
<b>I. 1<sup>st</sup> Floor Gross Area</b>		
a. 1 <sup>st</sup> floor area (excluding covered or uncovered finished ground-floor porches)	<u>969</u> 1,050 sq.ft.	_____ sq.ft.
b. 1 <sup>st</sup> floor area with ceiling height over 15 feet.	_____ sq.ft.	_____ sq.ft.
c. TOTAL (add a and b above)	<u>969</u> sq.ft.	_____ sq.ft.
<b>II. 2<sup>nd</sup> Floor Gross Area See note <sup>1</sup> below</b>		
d. 2 <sup>nd</sup> floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	_____ sq.ft.	_____ sq.ft.
e. 2 <sup>nd</sup> floor area with ceiling height > 15 feet.	_____ sq.ft.	_____ sq.ft.
f. TOTAL (add d and e above)	_____ sq.ft.	_____ sq.ft.
<b>III. 3<sup>rd</sup> Floor Gross Area See note <sup>1</sup> below</b>		
g. 3 <sup>rd</sup> floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft).	_____ sq.ft.	_____ sq.ft.
h. 3 <sup>rd</sup> floor area with ceiling height > 15 feet	_____ sq.ft.	_____ sq.ft.
i. TOTAL (add g and h above)	_____ sq.ft.	_____ sq.ft.
<b>IV. Basement Gross Area</b>		
j. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersections of the minimum front yard setback line and side property lines.	_____ sq.ft.	_____ sq.ft.
<b>V. Garage</b>		
k. _____ attached (subtract 200 square feet if used to meet the minimum parking requirement)	_____ sq.ft.	_____ sq.ft.
l. <input checked="" type="checkbox"/> detached (subtract 450 square feet if more than 10 feet from principal structure)	<u>0</u> sq.ft.	_____ sq.ft.
<b>VI. Carport (open on two or more sides without habitable space above it subtract 450 square feet)</b>		
	_____ sq.ft.	_____ sq.ft.
<b>VII. TOTAL</b>	<u>969</u> 1,050 sq.ft.	_____ sq.ft.

TOTAL GROSS FLOOR AREA (add existing and new from VII above)	<u>969</u> 1,050 sq. ft.
GROSS AREA OF LOT	<u>9,100</u> sq. ft.
FLOOR AREA RATIO (gross floor area / gross area of lot)	<u>11.5</u> %

10.6%

<sup>1</sup> If a second or third floor meets all of the following criteria it is considered to be attic space and is not calculated as part of the overall Gross Floor Area of the structure.

- a. It is fully contained within the roof structure and the roof has a slope of 3 to 12 or greater
- b. It only has one floor within the roof structure
- c. It does not extend beyond the foot print of the floors below
- d. It is the highest habitable portion of the building; and
- e. Fifty percent or more of the area has a ceiling height of seven feet or less.



Kramer Service Center  
2412 Kramer Lane, Bldg. "C"  
Austin, Texas 78758  
(512) 505-7206

**Austin Energy**  
**Electric Service Planning Application (ESPA)**  
(Please Print or Type)

St. Elmo Service Center  
4411-B Meinardus Drive  
Austin, Texas 78744  
(512) 505-7500

***For Residential or Small Commercial "SERVICE ONLY" under 350 amps 1Ø or 225 amps 3Ø***

Customer Name	<u>Richard Van Esselstyn</u>	Phone	<u>512-784-2938</u>
Address	<u>608 Academy Drive</u>		
Legal Description	<u>Woodlawn</u>		
Lot	<u>12A</u>	Block	<u>Commercial/Residential? Res</u>

Service Main Size	_____ (amps)	Service Conductor	_____ (type & size)
Service Length	_____ (ft.)	Number of Meters?	_____ Multi-Fuel Y N
Overhead/Underground?	_____	Voltage	_____ <input type="checkbox"/> Single-phase (1Ø) <input type="checkbox"/> Three-phase (3Ø)
Total Square Footage	_____	Total A/C Load	_____ (# of units) _____ (Tons)
Largest A/C unit	_____ (Tons)	LRA of Largest A/C Unit	_____ (amps)
Electric Heating	_____ (kW)	Other	_____ (kW)

Comments: \_\_\_\_\_

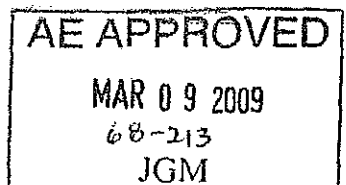
ESPA Completed by (Signature & Print name) \_\_\_\_\_ Date \_\_\_\_\_ Phone \_\_\_\_\_

AE Representative \_\_\_\_\_ Date \_\_\_\_\_

Approved: ☐ Yes ☐ No (Remarks on back) Phone \_\_\_\_\_

**Application expires 180 days after date of Approval**

All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.



AE APPROVED

MAR 09 2009

68-213

IGM

All structures etc. must maintain 75' clearance from AE energized power lines. Enforced by AE & NESC codes.

(A) FND. "X"  
ON CONCRETE  
3064737.2773  
3114916.8687  
ELEV.=453.95'

SEE DETAIL 'B'  
N 15°48'47" E 46.80'

WOOD SIDING  
CONC. FLOOR  
BUILDING

DETAIL 'A'

CONC. WALL

ROCK WALL

WOOD SIDING  
GARAGE

WOOD SIDING  
WOOD FLOOR  
ON RIB 2" BEAM  
HOUSE

FF. ELEV.=453.48' A.M.S.L.

TAX ID NO. 187843

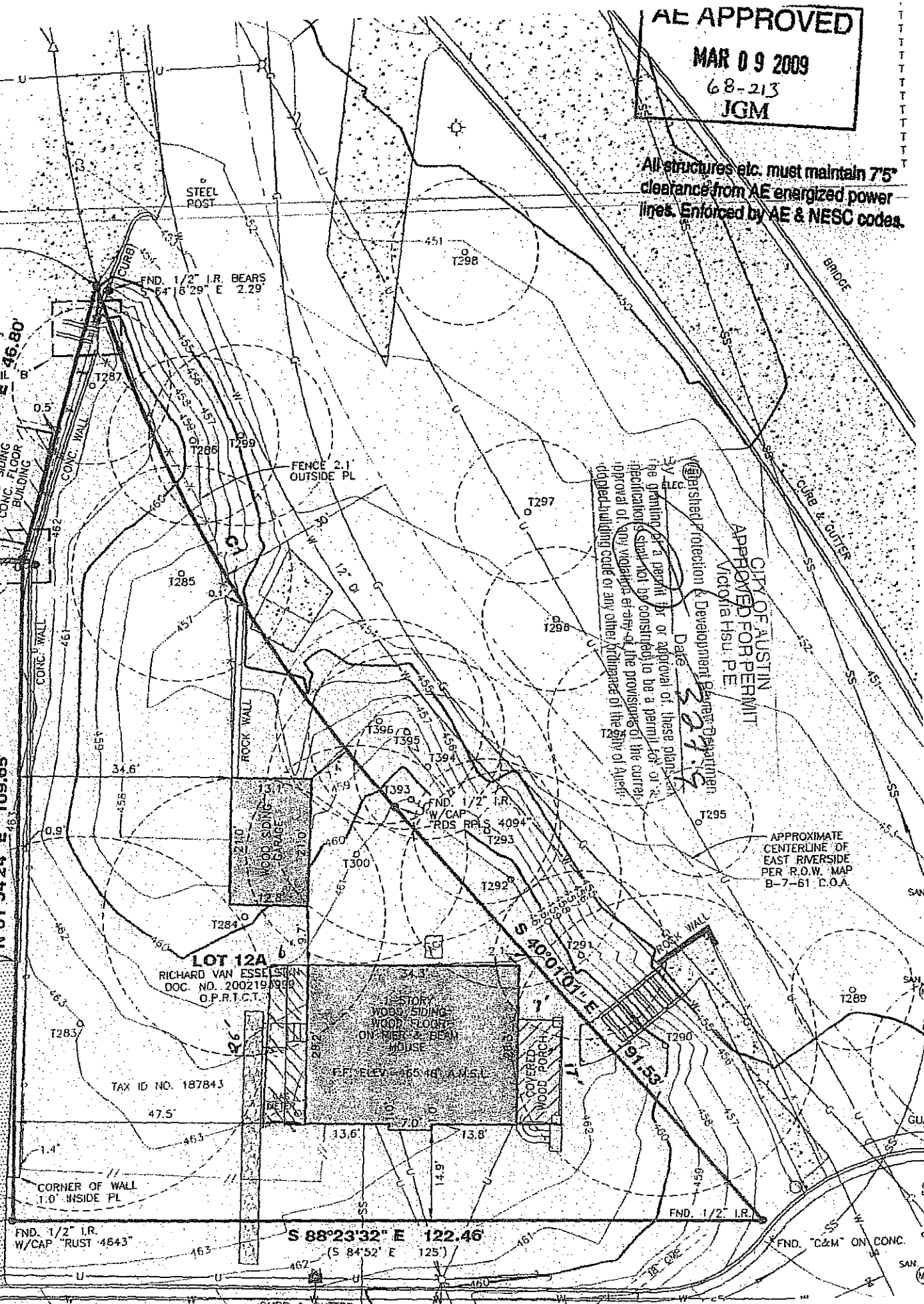
CORNER OF WALL  
1.0' INSIDE PL

FND. 1/2" I.R.  
W/CAP "RUST 4643"

S 88°23'32" E 122.46'

(S 84°52' E 125')

CURB & GUTTER



CITY OF AUSTIN  
APPROVED FOR PERMIT  
Victoria Hsu, PE  
Date: 3/2/09  
City Engineer

APPROXIMATE  
CENTERLINE OF  
EAST RIVERSIDE  
PER R.O.W. MAP  
B-7-61 C.O.A.



7'

w/  
D

existing  
door

Existing  
House

17

REVIEWED FOR ZONING ONLY

Academy

**APPLICANT CERTIFICATE** -- I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed

Permit Partners LLC  
7105 Barnsdale Way Austin Texas 78745

Printed

David Cancialosi c/o Permit Partners LLC  
512-799-2401  
March 1, 2013

**OWNERS CERTIFICATE** -- I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed \_\_\_\_\_  
Mail Address

Printed \_\_\_\_\_  
Phone Date